



Connells

Allesborough Barns
Allesborough Hill



Property Description

Nestled in a modern complex of luxury restored barns and houses just outside of Pershore Town, this beautiful barn isn't one to miss. The complex itself has a nice blend of contemporary, modern living with farm characteristics and country living!

The barns are set within a private entrance at Allesborough Farm aside from the other houses and offer ample outside space with three allocated parking spaces just to the front of the barn plus ample visitor parking and gated access to the beautifully landscaped garden to the rear.

Stepping into the property you will find a welcoming entrance hall with cloakroom, looking to the left is an open plan dining kitchen and family room perfect for entertaining or casual dining. Separate sitting room is to the right of the barn with vaulted ceiling, exposed beams and floor to ceiling windows inviting heaps of natural light, there is also a log burner situated in the corner to bring in those cosy cooler evenings, French doors out to the garden.

On the first floor, the master bedroom is situated to the rear of the barn with spectacular views over the garden, the bedroom is also equipped with en-suite shower room. Two further bedrooms are also situated on upstairs offering ample space plus family bathroom.

Outside to the rear is the landscaped garden which has patio seating area giving opportunity to soak up the sunshine.

Location

Situated within Pershore Town comprising of coffee shops, picturesque walks, independent retailers this is the perfect location for many! Number 8 Theatre, Benvenuti Bell House Italian and The Angel House are all popular spots for evenings out. For growing families, there is a choice of excellent Ofsted rated schools within the area; Abbey Park First & Middle school, Cherry Orchard Primary School, Holy Redeemer Catholic School and Pershore High School & Sixth Form College. All other amenities are just a short walk from Allesborough Farm; including a choice of supermarkets, hairdressers, Doctors and Dentists. For commuting further afield, Pershore train station connects to London, Birmingham and Hereford. Worcestershire Parkway is just 5 miles away, with high-speed rail to London, Oxford, Cardiff and Nottingham. Pershore is just 10 miles from Worcester City Centre and 12 miles from Broadway.

Ground Floor

Canopy Porch

Door into entrance hall.

Entrance Hall

Opening to dining kitchen and living area, door to cloakroom, recess spotlights, engineered oak flooring.

Cloakroom

Front facing double glazed window, part tiled walls, WC, wash hand basin inset into vanity unit, chrome ladder style radiator, recess spotlights, engineered oak flooring.

Dining Kitchen

23' 7" x 19' 8" (7.19m x 5.99m)

Triple aspect with front, side and rear facing double glazed windows, fitted kitchen with a range of floor mounted units, White Minerva stone work surfaces and eye level units, island with oak work surfaces and further storage, sink inset into work surface, integrated dishwasher, single oven with induction hob and chimney style cooker hood over, integrated fridge and freezer, cupboard housing hot water tank, recess spotlights, engineered oak flooring.

Family Area

Recess spotlights, double panel radiator, engineered oak flooring.

Sitting Room

19' 9" x 14' 4" (6.02m x 4.37m)

Floor to ceiling front facing double glazed windows, duel aspect double French doors, access to dining kitchen, stairs to first floor, ceiling light, five wall light points, understairs storage, log burner set on slate hearth, engineered oak flooring with underfloor heating.

First Floor Landing

Vaulted ceilings, solid oak doors to all bedrooms and bathroom, two wall light points.

Bedroom One

9' 8" x 10' 11" (2.95m x 3.33m)

Vaulted ceiling with exposed beams, front facing double glazed window, ledged and braced wooden door to en-suite, two wall light points, double panel radiator.

En-Suite

Vaulted ceiling, part tiled walls, double walk-in waterfall shower, WC, wash hand basin, chrome ladder style radiator, recess spotlights, ceramic tiled flooring.

Bedroom Two

9' 8" x 10' 11" (2.95m x 3.33m)

Vaulted ceiling with exposed beams, front facing double glazed window, two wall light points, double panel radiator.

Bedroom Three

8' 3" max x 12' 4" (2.51m max x 3.76m)

Vaulted ceiling with exposed beams, two wall light points, double panel radiator.

Bathroom

Vaulted ceiling with exposed beams, rear facing double glazed window, part tiled walls, panel bath with waterfall shower, wash hand basin inset into vanity unit, chrome ladder style radiator, recess spotlights, ceramic tiled flooring.

Outside Front

To the front of the property there is three allocated parking spaces, EV charging point.

Outside Rear

To the rear of the property there is access to the front, sunterrace area leading to established borders and cold water tap.

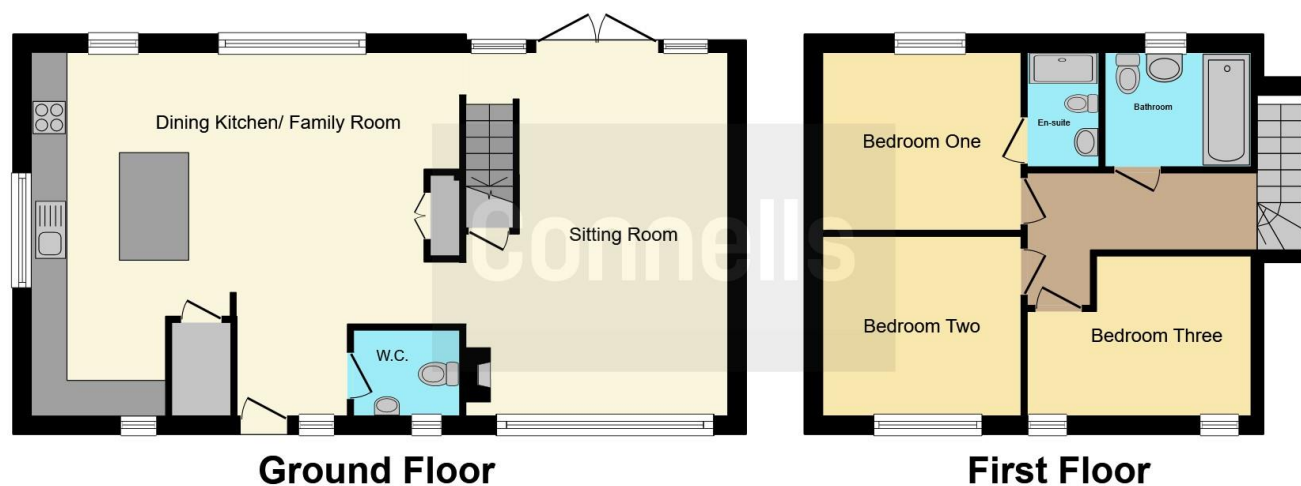
Agents Note

All properties at Allesborough Farm are equipped with air source heat pump and will still be within the 10 year structural warranty.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Directions to this property:

From Worcester follow the A4440 to Pershore, joining the Pershore Road (B4084) and follow for the rest of the journey. Just before hitting Pershore Town take a right into Allesborough Farm. The barn is situated on the left hand side.

EPC Rating: C

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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